139.0	0001	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,277,800 / 1,277,800
					USE VALUE:	1,277,800 / 1,277,800
					ASSESSED:	1,277,800 / 1,277,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		LINCOLN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VON ALLWORDEN VALESKA
Owner 2:	LIFE ESTATE
Owner 3:	
Street 1:	23 LINCOLN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	VON ALLWORDEN VALESKA -
Owner 2:	TRS/VALESKA VON ALLWORDEN TR -
Street 1:	23 LINCOLN ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 12,013 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1905, having primarily Wood Shingle Exterior and 2665 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12013.000	574,500	900	702,400	1,277,800
Total Card	0.276	574,500	900	702,400	1,277,800
Total Parcel	0.276	574,500	900	702,400	1,277,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 479.51 | /Parcel: 479.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 89022

GIS Ref

GIS Ref

Insp Date 02/18/09

PREVIOUS ASSESSMENT

Parcel ID 139.0-0001-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	574,200	900	12,013.	702,400	1,277,500	1,277,500	Year End Roll	12/18/2019
2019	101	FV	434,200	1000	12,013.	741,400	1,176,600	1,176,600	Year End Roll	1/3/2019
2018	101	FV	434,200	1000	12,013.	546,300	981,500	981,500	Year End Roll	12/20/2017
2017	101	FV	434,200	1000	12,013.	522,900	958,100	958,100	Year End Roll	1/3/2017
2016	101	FV	434,200	1000	12,013.	483,800	919,000	919,000	Year End	1/4/2016
2015	101	FV	411,400	1000	12,013.	405,800	818,200	818,200	Year End Roll	12/11/2014
2014	101	FV	411,400	1000	12,013.	396,400	808,800	808,800	Year End Roll	12/16/2013
2013	101	FV	411,400	1000	12,013.	377,700	790,100	790,100		12/13/2012

!10724!

PRINT

Date	Time
12/11/20	01:00:11

LAST REV

Date	Time
05/28/20	10:53:02

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10724

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VON ALLWORDEN V	74592-6	1	5/1/2020	Convenience	1	No	No		
VON ALLWORDEN V	46343-187		10/25/2005	Family	99	No	No		
	13330-15		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	89022
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/8/2018	1123	Re-Roof	25,480	C				
6/11/2009	469	Redo Kit	36,400					& BTH

ACTIVITY INFORMATION

Date	Result	By	Name
3/11/2010	Info Fm Prmt	BR	B Rossignol
2/18/2009	Meas/Inspect	189	PATRIOT
10/24/2000	Hearing Chag	201	PATRIOT
4/12/2000	Inspected	264	PATRIOT
11/15/1999	Measured	264	PATRIOT
7/20/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12013		Sq. Ft.	Site		0	90.	0.65	10									702,350						702,400	

Total AC/HA: 0.27578 | Total SF/SM: 12013 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 702,350 | Spl Credit | Total: 702,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1905	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	3	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.07359207
Const Adj.:	1.01989794
Adj $ / SQ:	142.344
Other Features:	128400
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	705734
Depreciation:	131267
Depreciated Total:	574468

COMMENTS

OF=SHOWER AND SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	5	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	
Totals			
1	9	5	

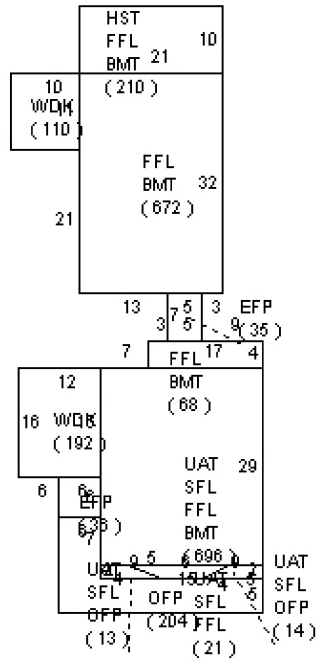
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	172.24
Special Features:	0	Val/Su Net:	116.89
Final Total:	574500	Val/Su SzAd	231.77

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,667	142.340	237,288
BMT	Basement	1,646	42.700	70,290
SFL	Second Floor	707	142.340	100,609
WDK	Deck	302	9.500	2,868
OFP	Open Porch	231	24.110	5,570
UAT	Upper Attic	186	99.640	18,533
HST	Half Story	105	142.340	14,946
EFP	Enclos Porch	71	66.870	4,748
	Net Sketched Area:	4,915	Total:	454,852
Size Ad	2478.8000	Gross Are	5615	FinArea 2665

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 139.0-0001-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
95	Sauna	D	Y	1	4X8	A	AV	1990	38.28	T	23.2	101			900			900

More:	N	Total Yard Items:	900	Total Special Featues:		Total:	900